

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR (1) SPECIAL EXCEPTION TO ESTABLISH A 165 FOOT TALL MONOPOLE COMMUNICATION TOWER AND (2) ASSOCIATED VARIANCE FROM 495 FEET TO 370 FEET TO REDUCE THE MINIMUM DISTANCE SEPARATION FROM THE PROPOSED TOWER TO THE NEAREST PROPERTY WITH A SINGLE-FAMILY DWELLING IN THE A-1 (AGRICULTURE DISTRICT); (TIM O'SHAUGHNESSY, APPLICANT).

DEPARTMENT: PLANNING & DEVELOPMENT **DIVISION:** PLANNING

AUTHORIZED BY: KATHY FALL **CONTACT:** KATHY FALL **EXT:** 7389

AGENDA DATE 09-26-05 **REGULAR** ☐ **CONSENT** ☐ **PUBLIC HEARING** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR (1) SPECIAL EXCEPTION TO ESTABLISH A 165 FOOT TALL MONOPOLE COMMUNICATION TOWER AND (2) ASSOCIATED VARIANCE FROM 495 FEET TO 370 FEET TO REDUCE THE MINIMUM DISTANCE SEPARATION FROM THE PROPOSED TOWER TO THE NEAREST PROPERTY WITH A SINGLE-FAMILY DWELLING IN THE A-1 (AGRICULTURE DISTRICT); (TIM O'SHAUGHNESSY, APPLICANT); OR
2. **DENY** THE REQUEST FOR (1) SPECIAL EXCEPTION TO ESTABLISH A 165 FOOT TALL MONOPOLE COMMUNICATION TOWER AND (2) ASSOCIATED VARIANCE FROM 495 FEET TO 370 FEET TO REDUCE THE MINIMUM DISTANCE SEPARATION FROM THE PROPOSED TOWER TO THE NEAREST PROPERTY WITH A SINGLE-FAMILY DWELLING IN THE A-1 (AGRICULTURE DISTRICT); (TIM O'SHAUGHNESSY, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

GENERAL INFORMATION	APPLICANT: TIM O'SHAUGHNESSY / TBCOM, 2011 STATE ROAD 426 OVIEDO, FL 32789	A-1 DISTRICT, LDC SECTION 124 (B)(23) COMMUNICATION TOWERS; LDC SECTION 30.1364(B) PERFORMANCE STANDARDS (MINIMUM SEPARATION FROM OFF-SITE USES / DESIGNATED AREAS)
BACKGROUND / REQUEST	THE SUBJECT PROPERTY IS OWNED BY PHYLLIS HODGKINS AND IS CURRENTLY USED AS A HOMESTEAD AND A HORSE FARM. THE APPLICANT PROPOSES TO	

	<p>LEASE A PORTION OF THE SUBJECT PROPERTY IN ORDER TO CONSTRUCT A 165 FOOT TALL MONOPOLE COMMUNICATION TOWER AND ITS ASSOCIATED FACILITIES.</p> <ul style="list-style-type: none"><p><u>REQUEST FOR SPECIAL EXCEPTION</u></p><p>THE EXISTING SITE IS LOCATED IN THE A-1 DISTRICT, WHERE MONOPOLE COMMUNICATION TOWERS ARE PERMITTED BY SPECIAL EXCEPTION.</p><p><u>REQUEST FOR VARIANCES</u></p><ul style="list-style-type: none"><p>MINIMUM SEPARATION DISTANCE IS DEFINED AS 300 PERCENT OF PROPOSED TOWER HEIGHT (OR 165 FEET X 3 = 495 FEET), MEASURED FROM THE OUTER EXTREMITY OF THE BASE OF THE TOWER TO THE NEAREST PROPERTY LINE OF THE PARCELS WHERE RESIDENCES ARE LOCATED. FOR THE PROPOSED 165 FOOT TOWER, THE LAND DEVELOPMENT CODE REQUIRES A MINIMUM SEPARATION DISTANCE OF 495 FT BETWEEN THE BASE OF THE TOWER AND SURROUNDING SINGLE-FAMILY USES.</p><p>THE SUBJECT PROPERTY ABUTS A ONE PROPERTY WHERE THERE IS AN EXISTING SINGLE-FAMILY RESIDENCE WITHIN THE SEPARATION RADIUS. THE PROPERTY OWNER HAS PROVIDE A LETTER OF NO OBJECTION TO THE MONOPOLE COMMUNICATION TOWER. THE FOLLOWING VARIANCE IS REQUESTED TO REDUCE THE MINIMUM SEPARATION REQUIREMENTS:</p><table><tr><th>SE DESIGNATED PARCELS</th><th>PROPOSED DISTANCE SEPARATION</th><th>VARIANCE AMOUNT REQUESTED</th></tr><tr><td>05-21-32-5CD-0000-008A</td><td>125 FEET</td><td>370 FEET</td></tr></table> <p>THE SUBJECT PROPERTY IS OCCUPIED BY A SINGLE FAMILY HOME AND HORSE FARM FACILITY DESIGNATED AGRICULTURE AND A-1 ZONING CLASSIFICATION, WHERE THE SEPARATION REQUIREMENT DOES NOT APPLY.</p>	SE DESIGNATED PARCELS	PROPOSED DISTANCE SEPARATION	VARIANCE AMOUNT REQUESTED	05-21-32-5CD-0000-008A	125 FEET	370 FEET		
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05-21-32-5CD-0000-008A	125 FEET	370 FEET							
ZONING & FLU	<table><tr><th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr><tr><td>SITE</td><td>A-1</td><td>SUBURBAN ESTATES</td><td>SINGLE FAMILY HOME AND</td></tr></table>	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-1	SUBURBAN ESTATES	SINGLE FAMILY HOME AND
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY						
SITE	A-1	SUBURBAN ESTATES	SINGLE FAMILY HOME AND						

				HORSE FARM
	NORTH	A-5	SUBURBAN ESTATES	MOBILE HOME
	SOUTH	A-1	SUBURBAN ESTATES	HORSE FARM
	EAST	A-1	SUBURBAN ESTATES	LITTLE BIG ECON STATE FOREST
	WEST	A-1	SUBURBAN ESTATES	SINGLE FAMILY HOME
STANDARDS FOR GRANTING A SPECIAL EXCEPTION	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS AND VARIANCES IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE TREND OF DEVELOPMENT IN THE AREA HAS INCLUDED A COMBINATION OF SINGLE-FAMILY, INSTITUTIONAL AND AGRICULTURAL USES. THE PROPOSED TOWER IS A STANDARD 165 FOOT TALL MONOPOLE STRUCTURE THAT IS NOT DESIGNED TO ASSIMILATE INTO SURROUNDING DEVELOPMENT.</p> <p>BECAUSE THE PROPOSED TOWER, AT THE HEIGHT PROPOSED, WOULD NOT BLEND INTO EXISTING SURROUNDINGS LIKE A CAMOUFLAGE INSTALLATION, STAFF BELIEVES THE RECOMMENDED DESIGN CONDITIONS SHOULD BE APPLIED IF THE BOARD DECIDES TO APPROVE THE REQUEST.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>THE PROPOSED TOWER WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC VOLUMES, SINCE THE FACILITY WOULD BE UNMANNED AND REQUIRE APPROXIMATELY ONE SITE VISIT PER MONTH (2 VEHICLE TRIPS) FOR ROUTINE SERVICE AND MAINTENANCE.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES THE SUBURBAN ESTATES FUTURE LAND USE (FLU) AS A CATEGORY ESTABLISHED FOR AGRICULTURAL USES AND RESIDENTIAL DEVELOPMENT ON LARGE LOTS.</p>			

	<p>THE COMPREHENSIVE PLAN FURTHER DESCRIBES SURBURBAN ESTATES FLU AS APPROPRIATE FOR SPECIAL EXCEPTION USES LIKE UTILITY STRUCTURES. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED COMMUNICATION TOWER WOULD BE CONSISTENT WITH THE SURBURBAN ESTATES FLU DESIGNATION.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED COMMUNICATION TOWER WOULD NOT MEET THE 495 FT MINIMUM SEPARATION DISTANCE FROM ONE SINGLE FAMILY HOME, AS EXPLAINED ELSEWHERE IN THIS REPORT. FOR THIS REASON, A VARIANCE FROM THE MINIMUM SEPARATION DISTANCE REQUIRED BETWEEN THE BASE OF THE PROPOSED TOWER AND THE ABUTTING PROPERTY IS REQUESTED AS A PART OF THIS APPLICATION.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE A-1 DISTRICT, COMMUNICATION TOWERS ARE CONDITIONAL USES. THE LOW DENSITY, AGRICULTURAL CHARACTER OF THE SURROUNDING AREA APPEARS TO SUPPORT THIS TYPE OF FACILITY WITH MINIMAL POTENTIAL IMPACTS TO THE AESTHETICS OF THE COMMUNITY.</p> <p>THE INCORPORATION OF DESIGN ELEMENTS, AS STATED IN THE STAFF CONDITIONS WOULD REDUCE VISUAL IMPACT TO SURROUNDING DEVELOPMENT.</p>
STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 DISTRICT	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 DISTRICT UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (RURAL ZONING CLASSIFICATION DISTRICT):</u></p> <p>AS PREVIOUSLY STATED, THE PROPOSED USE WOULD BE CONSISTENT WITH THE SURBURBAN ESTATES FLU AND UNDERLYING A-1 ZONING WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS. THE PROPOSED USE WOULD OTHERWISE COMPLY WITH THE DIMENSIONAL STANDARDS OF THE A-1 DISTRICT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p>

	<p>THE REQUEST WOULD NOT BE HIGHLY INTENSIVE IN NATURE, IF IMPROVEMENTS ARE LIMITED TO A MONOPOLE TOWER SYSTEM THAT FURTHERS THE POLICY INTENT OF THE LAND DEVELOPMENT CODE, AN EQUIPMENT CABINET, PRIVACY FENCE, AND REQUISITE LANDSCAPING AS DEPICTED ON THE SUBMITTED SITE PLAN.</p> <p>THE PROPOSED FACILITY WOULD BE SELF-OPERATING AND USED EXCLUSIVELY FOR TRANSMITTING AND RECEIVING. ROUTINE MAINTENANCE VISITS WOULD OCCUR APPROXIMATELY TWICE A MONTH. MORE FREQUENT VISITS WOULD BE REQUIRED IN THE EVENT OF MALFUNCTION OR EMERGENCY.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>THE PROPOSED TOWER WOULD BE AN UNMANNED FACILITY, WHICH WOULD REQUIRE NO CONNECTION TO WATER OR SEWER, NOR IMPACT SCHOOL SERVICES. OTHER COUNTY SERVICES, INCLUDING POLICE, EMERGENCY, AND GARBAGE DISPOSAL ARE OTHERWISE AVAILABLE TO THE SITE.</p>
<p>STANDARDS FOR GRANTING A VARIANCE; LDC SECTION 30.43 (B)(3)</p>	<p>SEPARATION DISTANCES MAY BE DECREASED OR INCREASED BY THE BOARD OF ADJUSTMENT IN ACCORDANCE WITH THE PROCEDURAL REQUIREMENTS FOR VARIANCES.</p> <p>PRIOR TO GRANTING A VARIANCE, THE BOARD OF ADJUSTMENT MUST REACH A FINDING THAT LITERAL ENFORCEMENT OF APPLICABLE REGULATIONS WOULD RESULT IN AN UNNECESSARY AND UNDUE HARDSHIP UPON THE APPLICANT AND DETERMINE COMPLIANCE WITH THE CRITERIA PRESENTED IN SECTION 30.43(B)(3) OF THE LAND DEVELOPMENT CODE.</p> <p>THE STANDARDS RELATIVE TO VARIANCES AS OTHERWISE STATED BELOW MAY BE CONSIDERED IN DETERMINING WHETHER TO APPROVE A VARIANCE BUT <u>SHALL NOT</u> BE DETERMINATIVE AS TO WHETHER THE VARIANCE MAY BE GRANTED:</p> <p><u>THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE, OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES, OR BUILDINGS IN THE SAME ZONING CLASSIFICATION:</u></p> <p>SHOULD THE BOARD OF ADJUSTMENT FIND THAT A COMMUNICATION TOWER IS APPROPRIATE FOR THE</p>

PROPOSED LOCATION AND THEREBY APPROVE THE REQUESTED SPECIAL EXCEPTION, REASONABLE USE OF THE SUBJECT PROPERTY FOR THE PURPOSE OF ESTABLISHING A TOWER IN EXCESS OF 20 FEET WOULD BE DEPENDENT UPON VARIANCES FROM THE MINIMUM SEPARATION DISTANCES REQUIRED BETWEEN THE PROPOSED TOWER AND ABUTTING PROPERTIES WITH EXISTING SINGLE-FAMILY HOMES.

BASED ON THE SUBMITTED PROPAGATION MAPS AND SUPPORTING DOCUMENTATION, THE APPLICANTS HAVE DEMONSTRATED A NEED TO EXPAND SPRINT'S WIRELESS SERVICE AREA BY ESTABLISHING A COMMUNICATION TOWER IN THE GENERAL VICINITY OF THE SUBJECT PROPERTY. THE APPLICANTS HAVE FURTHER INDICATED THAT ALL COLLOCATION OPPORTUNITIES HAVE BEEN EXPLORED AND DEEMED UNACCEPTABLE FOR MEETING SPRINT'S COVERAGE GOALS AND THE PROVISION OF HOMOGENEOUS SERVICE ACROSS ITS NETWORK. THE MONOPOLE COMMUNICATION WILL HAVE THE CAPACITY TO HAVE THREE CARRIERS TO CO-LOCATE.

STAFF HAS FURTHER DETERMINED THAT THE PROPOSED TOWER HEIGHT IS CONSISTENT WITH SPRINT'S DESIRE TO PROVIDE COVERAGE IN THE AREAS IDENTIFIED ON THE ATTACHED PROPAGATION MAPS. IN GENERAL, COMMUNICATION TOWERS REQUIRE A SPACING OF APPROXIMATELY 2 TO 3 MILES TO PROVIDE THE NECESSARY OVERLAP AND SIGNALING REQUIREMENT TO OPTIMIZE PERFORMANCE AND COVERAGE TO A GEOGRAPHIC AREA. THE SPECIAL CIRCUMSTANCES DESCRIBED HEREIN LEND SUPPORT TO THE REQUEST.

THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES DO NOT RESULT FROM THE ACTIONS OF THE APPLICANTS:

THE APPLICANT HAS PROVIDED A SEARCH RING ANALYSIS THAT DEMONSTRATES THE CURRENT LACK OF COVERAGE FROM SURROUNDING TOWERS AND NO OPPORTUNITIES TO CO-LOCATE ON EXISTING TOWERS. THIS IS A SPECIAL CIRCUMSTANCE THAT DID NOT RESULT FROM THE APPLICANTS' ACTIONS.

THAT GRANTING THE VARIANCE REQUESTED WILL NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGE THAT IS DENIED BY CHAPTER 30 TO OTHER LANDS, BUILDINGS, OR STRUCTURES IN THE SAME ZONING CLASSIFICATION:

SHOULD THE BOARD APPROVE THE REQUESTED SPECIAL EXCEPTION, THE GRANTING OF VARIANCES FROM THE MINIMUM SEPARATION DISTANCE WOULD NOT CONFER

SPECIAL PRIVILEGES, SINCE REASONABLE USE OF THE PROPERTY FOR EXPANDING SPRINT'S SERVICE AREA WOULD BE COMPROMISED WITHOUT RELIEF FROM THE MINIMUM SEPARATION DISTANCE REQUIREMENTS OF THE LAND DEVELOPMENT CODE.

THAT LITERAL INTERPRETATION OF THE PROVISIONS OF CHAPTER 30 WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION AND WOULD WORK UNNECESSARY AND UNDUE HARDSHIP ON THE APPLICANT:

THE LITERAL INTERPRETATION OF THE PROVISIONS OF SECTION 30.1364 (PERFORMANCE STANDARDS) WOULD DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHER PROPERTIES IN THE A-1 DISTRICT. WITHOUT VARIANCES FROM MINIMUM SEPARATION DISTANCES, A TOWER NO TALLER THAN 20 FEET IN HEIGHT COULD BE CONSTRUCTED AT THE PROPOSED LOCATION, SHOULD A SPECIAL EXCEPTION BE GRANTED BY THE BOARD.

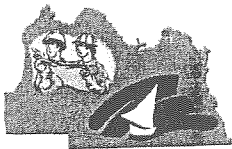
THAT THE VARIANCE GRANTED IS THE MINIMUM VARIANCE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF THE LAND, BUILDING, OR STRUCTURE:

THE APPLICANTS HAVE INDICATED THE PROPOSED TOWER HEIGHT OF 165 FEET IS NECESSARY TO PROVIDE NEEDED COMMUNICATION COVERAGE. THE HEIGHT OF THE SPRINT ANTENNA ON THE MONOPOLE IS 165 FEET WHICH IS THE MINIMUM HEIGHT NEEDED TO MEET THIS OBJECTIVE. THE APPLICANT HAS STATED THE ADDITIONAL FOOTAGE PROVIDED BY THE MONOPOLE IS FOR FUTURE NEEDS. THE SEMINOLE COUNTY LAND DEVELOPMENT CODE SEC. 30.1368 STATES:

HEIGHT. AN EXISTING COMMUNICATION TOWER MAY BE MODIFIED OR REBUILT TO A TALLER HEIGHT, NOT TO EXCEED TWENTY (20) FEET OVER THE TOWER'S EXISTING HEIGHT, TO ACCOMMODATE THE CO-LOCATION OF AN ADDITIONAL COMMUNICATION ANTENNA. SUCH A HEIGHT INCREASE MAY ONLY OCCUR ONE (1) TIME PER COMMUNICATION TOWER AND MAY BE ALLOWED FOR THOSE SITES, WHICH OBTAINED PREVIOUS SPECIAL EXCEPTION APPROVAL. THE ADDITIONAL HEIGHT AUTHORIZED HEREIN SHALL NOT REQUIRE AN ADDITIONAL DISTANCE SEPARATION AS DESCRIBED IN TABLE 1, SECTION 30.1364. THE COMMUNICATION TOWER'S PRE-MODIFICATION HEIGHT SHALL BE USED TO CALCULATE SUCH DISTANCE SEPARATIONS.

	<p>THEREFORE, THE 165 FEET IS NOT THE MINIMUM VARIANCE NEEDED TO PROVIDE THE NECESSARY SERVICE AND THE APPLICANT HAS THE OPPORTUNITY TO REQUEST THE ADDITIONAL HEIGHT WHEN NEEDED WITHOUT A PUBLIC HEARING.</p> <p><u>THAT THE GRANT OF THE VARIANCE WILL BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF CHAPTER 30, WILL NOT BE INJURIOUS TO THE NEIGHBORHOOD, OR OTHERWISE DETRIMENTAL TO THE PUBLIC WELFARE:</u></p> <p>STAFF BELIEVES THE GRANT OF VARIANCE FROM SEPARATION DISTANCE (WITH STAFF'S RECOMMENDED CONDITIONS) WOULD BE IN HARMONY WITH THE GENERAL INTENT AND PURPOSE OF THE LAND DEVELOPMENT CODE, SINCE SPECIAL CONDITIONS CONSTITUTING A HARDSHIP HAVE BEEN DEMONSTRATED BY THE APPLICANT.</p>
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH A 165 FOOT TALL MONOPOLE COMMUNICATION TOWER IN THE A-1 (AGRICULTURE DISTRICT) AND THE REQUEST FOR ASSOCIATED VARIANCE FROM 495 FEET TO 370 FEET TO REDUCE THE MINIMUM DISTANCE SEPARATION FROM THE PROPOSED TOWER TO THE NEAREST PROPERTIES WITH SINGLE-FAMILY DWELLINGS.</p> <p>STAFF'S RECOMMENDATION OF APPROVAL IS CONDITIONED UPON THE FOLLOWING:</p> <ol style="list-style-type: none">1. THE PROPOSED TOWER SHALL NOT EXCEED 165 FEET, AS VERIFIED BY A RF (RADIO FREQUENCY) ENGINEER TO BE THE MINIMUM HEIGHT NEEDED TO FURTHER SPRINT'S IMMEDIATE WIRELESS COMMUNICATION GOALS IN THE AREA.2. ANY IMPROVEMENTS AND/OR ADDITIONS TO THE PROPOSED TOWER SHALL BE SUBMITTED FOR APPROVAL TO THE COUNTY.3. NO COMMERCIAL SIGNAGE OR ADVERTISING SHALL BE PERMITTED ON THE PROPOSED TOWER UNLESS OTHERWISE REQUIRED BY LAW.4. THE PROPOSED TOWER SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT TO ASSURE HUMAN SAFETY OR AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.5. THE MONOPOLE TOWER SHALL HAVE THE CAPACITY TO ACCOMMODATE THREE (3) CARRIERS.6. A LISTED SPECIES SURVEY SHALL BE PROVIDED PRIOR TO FINAL ENGINEERING APPROVAL.7. PRIOR TO THE FINAL DEVELOPMENT ORDER / APPROVAL, AN APPLICATION FOR FULL

	<p>CONCURRENCY MANAGEMENT SHALL BE PROVIDED.</p> <p>SHOULD THE ASSOCIATED VARIANCES FROM MINIMUM SEPARATION DISTANCES BE GRANTED, STAFF RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:</p> <ol style="list-style-type: none">1. ANY VARIANCE GRANTED SHALL APPLY ONLY TO THE PROPOSED COMMUNICATION TOWER DEPICTED ON THE ATTACHED SITE PLAN.2. ANY VARIANCE GRANTED SHALL BE THE MINIMUM THAT WOULD MAKE POSSIBLE THE REASONABLE USE OF THE PROPERTY FOR SITING A COMMUNICATION TOWER.3. ANY VARIANCE GRANTED SHOULD BE CONDITIONED UPON CERTIFICATION BY A STRUCTURAL ENGINEER OF THE PROPOSED TOWER'S SAFE PERFORMANCE IN THE EVENT OF STRUCTURAL FAILURE OR COLLAPSE.4. ANY ADDITIONAL CONDITION(S) DEEMED APPROPRIATE BY THE BOARD, BASED ON INFORMATION PRESENTED AT THE PUBLIC HEARING.
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SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET (ROOM 2201)
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX APPL.NO. _____

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division. Applications for SPECIAL EXCEPTION shall only be received for processing following pre-application conference.

APPLICATION TYPE:

- ☐ **VARIANCE** _____
- ☐ **SPECIAL EXCEPTION** 165 FT MONOPOLE
- ☐ **MOBILE HOME SPECIAL EXCEPTION** _____
- ☐ **EXISTING (YEAR _____) OR PROPOSED (YEAR _____)**
- ☐ **REPLACEMENT (YEAR _____) SIZE OF MOBILE HOME _____**
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____**
- PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN _____**
- MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO**
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER** _____

PROPERTY OWNER		AUTHORIZED AGENT *
NAME	TBCom PROPERTIES	Tim O'Shaughnessy
ADDRESS	1133 LOUISIANA AVE STE 114 WINTER PARK, FL 32789	1133 LOUISIANA AVE STE 114 WINTER PARK, FL 32789
PHONE 1	407-435-0423	407-435-0423
PHONE 2	407-622-1377	407-622-1377
E-MAIL	TOShaughnessy@Comso	EAst.Com

PROJECT NAME: TB145/Hwy 426

SITE ADDRESS: 2011 N. County RD 426 OVIEDO, FL.

CURRENT USE OF PROPERTY: A-1 HORSE FARM

LEGAL DESCRIPTION: SEE ATTACHED

SIZE OF PROPERTY: 8.6 ACRES acre(s) PARCEL I.D. 05-21-32-SCD-0000-0100

UTILITIES: ☐ WATER ☐ WELL ☐ SEWER ☐ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on 08/26/05
(mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County
Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true
and correct to the best of my knowledge.

Tim O'Shaughnessy
SIGNATURE OF OWNER OR AGENT*

7/4/05
DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

APPEAL FROM BOA DECISION TO BCC**APPELLANT INFORMATION**

NAME

ADDRESS

PHONE 1

PHONE 2

E-MAIL

NATURE OF THE APPEAL

APPELLANT SIGNATURE

FOR OFFICE USE ONLY**PROCESSING:**

FEE(S): _____ COMMISSION DISTRICT _____ FLU / ZONING _____

BCC HEARING DATE _____ (FOR APPEAL)

LOCATION FURTHER DESCRIBED AS _____

PLANNING ADVISOR _____ DATE _____

SUFFICIENCY COMMENTS _____

TBCOM

TBCOM Properties, LLC

1133 Louisiana Avenue • Suite 114 • Winter Park, FL 32789 • (407) 622-1077 Office • (407) 622-2181 Fax

Planning & Growth Management
1101 East First Street, Rm 2202
Sanford, FL 32771

Dear Staff,

Enclosed you will find all the information necessary to support a request to allow TBCOM Properties, LLC to erect a 3 carrier 165 ft monopole communication tower located in Seminole County. The proposed communication facility is located on parcel 05-21-32-5CD-0000-0010 and is owned by Phyllis Hodgkins. Phyllis owns two parcels of property that surround the tower location. The other property that touches the tower parcel is owned by St. Johns water management. The subject property is zoned A-1 and TBCOM is requesting approval of the communication tower utilizing the Special Exception approval process. The TBCOM Properties, LLC project name is TB145/Hwy 426. The GPS coordinates are NAD 83 N28-41-07 and W81-15-18.

The proposed telecommunication facility is necessary in order to provide wireless services to the community of Seminole County. Sprint PCS will be the anchor tenant and the tower will be designed to accommodate five (5) carriers, thus reducing the need for future towers in the area. TBCOM Properties, LLC will work with all licensed wireless carriers and negotiate in good faith to lease space on the tower.

As demonstrated in the site plan the project meets all Seminole County residential setbacks from property lines to the East, North and South. The only property to the West that does not meet tower to residential set back is Laurie Campos's property. However a letter signed by Laurie Campos stating no objection to the tower is submitted with my application. The tower location meets tower to tower set backs. The closes tower to the subject property that could be used to hold wireless equipment is 1.7 miles away. There are AM towers located 3/4 miles away, but these towers cannot hold wireless equipment.

The tower shall be constructed in accordance with the most current EIA/TIA 222-F standards, all Seminole County construction and building codes, and all applicable Federal and State laws. TBCOM will comply with all FAA lighting requirements and no additional lighting will be installed other than that required by the FAA.

TBCOM

TBCOM Properties, LLC

1133 Louisiana Avenue • Suite 114 • Winter Park, FL 32789 • (407) 622-1077 Office • (407) 622-2181 Fax

TBCOM Properties, LLC respectfully request the Seminole County Board of Adjustment approve the proposed 165 ft communication tower based on the information stated in this letter and others as well as the following findings:

- a. A 165 ft communication tower facility is not detrimental to the character of the area or inconsistent with trends of development in the area. The tower facility will be located next to County property, which has tall trees and a natural buffer from views up and down State Rd 426 and surrounding area.
- b. The proposed communication tower facility has no adverse effects on existing traffic patterns. The facility is unmanned and will require an RF technician to visit the facility once per month.
- c. The proposed communication tower is consistent with Seminole County's Vision 2020 Comprehensive Plan.
- d. The proposed communication tower facility meets all requirements of the Land Development Code relating to Communication Towers, specifically Section 29, Performance Standards, and Section 30, Design Criteria.
- e. The proposed facility will not affect the surrounding neighbors and We feel the citizens of Seminole County will benefit by having this tower providing space to carriers.

Please find the contact information for all parties below.

Owner

Phyllis Hodgkins
2011 N. County Rd 426
Oviedo, FL 32765
407-365-8283

Applicant

TBCOM Properties LLC
Tim O'Shaughnessy
1133 Louisiana Ave Ste 114
Winter Park, FL 32789
407-622-1377

Sincerely,



Tim O'Shaughnessy

TBCOM

TBCOM Properties, LLC

1133 Louisiana Avenue • Suite 114 • Winter Park, FL 32789 • (407) 622-1077 Office • (407) 622-2181 Fax

Planning & Growth Management
1101 East First Street
Sanford, Florida 32771-1468

Dear Planners,

This letter is to reintroduce myself to the planners of Seminole County. As the owner of TBCOM Properties, LLC it is important to me that Seminole County knows that I'm here to be a good partner and help to enhance the community.

As the owner of a tower company it is critical that I build towers that will have more than one carrier on the tower. After receiving feed back from other carriers I believe we have another area that needs help providing wireless service to the area. We have also made sure that we pick a location that does not affect any neighbors. This location does that.

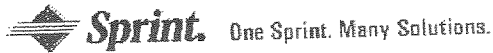
My reputation and my relationship with Seminole County is very important to me. A year ago we had our first tower go through Seminole County. At that time we had one carrier that sign an agreement to go on the tower and we told Seminole County that more were coming, but could not prove this. I'm happy to say that Sprint has enter into agreement with us to go on the tower and two other companies are in the process of putting together a lease to go on the tower.

I believe this proposed location will experience the same need as the tower we built at Hwy 417 and Aloma. I only build towers in places that are in high demand. Please consider this tower as a service to the Community.

Sincerely,



Tim O'Shaughnessy



September 24, 2004

Planning and Development Department
Planning Division
Room 2202
1101 East First Street
Sanford, FL 32771

By Hand Delivery

RE: RF Engineer Statement of justification

Dear Planning and Development Department,

As is required in item "O" of Section 1.4 in the Application for Special Exception, this letter is to provide a "statement of justification...to explain delineation of identified search ring, proposed capacity, and how the request furthers the policy intent of the Land Development Code." Item "b (1-8)" of Section 30.1362, Legislative Purpose and Intent, will be addressed in this statement. In addition, this statement contains, as an attachment, both pages of the search ring and the coverage objectives of this site, which will be discussed at length.

(1) To accommodate the growing need for communication towers;

It is always the intent and preference of Sprint PCS to co-locate whenever possible on existing towers, water tanks, rooftops, etc. Attached to this letter is copy of our search ring. Above the color coded map in the "RF Design" comments, it plainly states, "Any building or support structure meeting the height requirement within the search area should be submitted as a candidate." This is our preference for several reasons including cost, less property management, and to limit the number of towers constructed in and around our customers. While we are aware of our customers' concerns regarding the location of towers, Sprint is not always able to provide quality service without the construction of a tower. According to Business Week Online, Sprint is expected to be the fastest growing U.S. Telecom company this year. This being the case, there is an increasing demand for Sprint PCS' service, and therefore, an increasing demand for "cell sites." Since there is no co-locatable structure for this particular site, the approval of this particular tower site will certainly "accommodate the growing need for communication towers," as is stated in section A(1) of the purpose and intent.

(2) To encourage and direct the location of communication towers in the County to the most appropriate locations considering sound planning and land use practices, to insure compatibility between communication towers and abutting land uses, to provide for adequate setback requirements between communication towers and abutting and proximate land uses, to provide for adequate separation requirements between communication towers, to provide for the needs of the communication industry, to provide for the needs of the public, to provide for the protection of private property rights, to provide for developments in technology, impacts, and to provide for the requirements of federal, state and local law;

We encourage our site acquisition consultants to locate tower sites appropriately while considering our customers and sound planning. Again, we are aware that our tower sites are being located among our customers. This particular site is being located on a property that is currently a commercial use, and within an area of a variety of uses (i.e. a church, light residential, youth rehabilitation center, and other horse training facilities). Therefore, we feel as though we have located this site to be compatible with surrounding land uses. This tower site exceeds the tower separation requirements of the ordinance and will provide co-location opportunities for other carriers, thereby minimizing the future number of towers in this area. As will be discussed later in this statement, Sprint's coverage in this area is well below what their customers demand from a leader in the industry. Therefore, the "needs of the public" can be improved and met in this area with this application approval. Considering the current commercial use of this property, it is our opinion that this tower site is compatible with surrounding land uses and in no way inhibits the protection of private property rights.

(3) *To protect residential areas and land uses from the potential adverse impacts of communication towers when placed at inappropriate locations or permitted without adequate controls and regulation consistent with the provisions of law;*

The proposed site is an accessory use on a parcel that is zoned A-5. The parent parcel presently has a commercial use with the offices of White Stallion Productions located on site as well as a horse training facilities. The area around the parent parcel is zoned agricultural with a variety of uses. The residential uses are on tracts of lands that are mixed in with commercial uses, including other horse training facilities, a church, and a parcel that was recently used as a youth rehabilitation center. In addition, we are pursuing approval of property owners that are located within the prescribed use separation distance.

(4) *To minimize the adverse visual impacts resulting from communication towers through sound and practical design, siting, landscape screening, and innovative camouflaging techniques all in accordance with generally acceptable engineering and planning principles and the public health, safety and welfare;*

The proposed tower will be a 197 foot monopole tower which is generally perceived to be the least visually intrusive tower when compared to a guyed or lattice type tower. The height required to meet the RF objective for this site is such that there is no camouflage type tower that would be aesthetically compatible for the surrounding area.

(5) *To avoid potential damage to adjacent properties through sound engineering and planning and the prudent and careful approval of communication tower sites and structures;*

This tower site is being designed and will be constructed to the standards set forth by Federal, State, and local law that are designed to protect the health, safety, and welfare of the public.

(6) *To promote and encourage shared use of existing and new communication tower sites and towers as a primary option rather than construction of additional single-use towers;*

As stated earlier, it is our preference to co-locate on any existing structure. Unfortunately, there are absolutely no existing structures in or around this search area to consider for co-location. However, this tower is being designed to accommodate three (3) carriers in addition to Sprint PCS.

(7) *To evaluate current trends and projected areas of advancement relative to communication towers, the telecommunications industry and related matters on an ongoing basis;*

The current trends of consumers indicates an increasing demand for a variety of wireless products. The industry is rapidly developing products that offer better wireless telephone coverage, e-mail service, and video conferencing. Wireless products that make today's businesses as efficient as they are cannot be possible without the use of towers.

(8) *To provide the County with the information pertaining to enhanced and new uses of communication towers and the systems to which they relate.*

Communication towers are being used to make individuals and businesses much more efficient by offering wireless e-mail services, video conferencing, and cell phone services. Other wireless providers such as broadband companies and wireless internet companies are also using towers to provide wireless services. E911 also uses towers for their services, which are becoming more and more apart of the safety and welfare of our communities.

Please find the attached Search Area Request Form (search ring). The search ring is drawn in red and the coverage objective ring is drawn in black. In order to meet the coverage objective, a site must be located in the search ring. Just to the right of the search ring map is a color coded legend for the map. Basically, the colors in the legend go from top/best existing coverage to bottom/poor-to-no existing coverage. The bottom right of the Site Acquisition Request Form details the design/coverage objectives for this site.

This site is designed to cover Northeast Oviedo, Geneva, and County Road 426. Almost the entire search ring is color coded gray and red, the poorest areas of coverage for Sprint PCS in this area, leaving all customers along this road or in this area without coverage. This site is designed to cover approximately 25,375 "Pops," as is indicated in the section to the right of the search ring map. (Pops is a representation of the population calculated

by the most recent census. Basically, one "pop" equals one person.) By building the proposed tower, we have projected that Sprint will meet 100% of the "Pops" objective.

As is noticeable on the search ring map, we have noted all existing towers and existing Sprint PCS sites. We have considered co-locating on the sites noted in the map where we currently are not located. Unfortunately, doing so would create an enormous amount of coverage overlap with our existing sites. By creating overlap, the coverage projections are substantially reduced, which deems the sites almost ineffective and certainly a waste of resources.

I hope that this RF Justification Statement has provided a thorough understanding of the need for this Communication tower site. Should there be any questions, or if you need additional information regarding the objectives or specifics of this proposed site, please make the agent of this application, Jay Shirah, aware of your needs. He will forward all information and requests to me and I will immediately be in touch with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Learie Hercules", with a stylized flourish at the end.

Learie Hercules
RF Engineer



Technical Services &
Network Operations
Orlando BTA

Sprint PCS
360 Lake Destiny Drive
Orlando, FL 32810
Voice 407 475 1900
Fax 407 475 1919

Planning and Development
1101 East First Street
Sanford, FL 32771-1468

RE: Sprint Coverage Need

Dear Planning & Development,

This letter is to address Sprint's coverage plan on Hwy 426 in Seminole County. Sprint's plan is to provide commercial, in-building coverage in urban areas, residential, in-building coverage in suburban areas and on street coverage in rural areas.

Sprint's antenna centerline on this tower needs to be located at a minimum of 185 ft to provide continuous coverage to service the local and adjoining residential and commercial community in and around the proposed location. With a lower ACL than 180 ft the coverage from the proposed tower and the coverage from our existing sites adjacent to the proposed tower will not connect and result in drop calls. This will create "coverage hole" and also create a possible need for additional tower sites between the proposed tower and our existing tower locations. If that need is created then the tower spacing distance in our design will need to decrease to half of the current tower spacing distance. Adding needless towers is not our main goal and is more expensive to a wireless carrier build. We attempt to keep our antenna centerline on all towers at the lowest possible height without opening up coverage holes and thereby eliminating the need to add more towers to our network in that targeted search area.

The desired antenna height will allow Sprint to provide Residential and mobile coverage along Hwy 426 & Lockwood area. The tower will allow Sprint to fill a whole in Sprint's coverage plan and provide service to the growth in that particular area.

Sincerely,

Learie Hercules

A handwritten signature in dark ink, appearing to read "Learie Hercules", written over a horizontal line.

Seminole County
Planning & Development Department
1101 East First Street
Sanford, Fl. 32771-1468

RE: Proposed 185 ft Monopole

My name is Laurie Campos and I'm the owner of parcel 05-21-32-5CD-0000-008A property located to the West of the proposed 185 ft monopole.

I do not object to TBCOM Properties proposed 185 ft monopole located on Phyllis Hodgkins property. I understand TBCOM does not meet their set backs to my property and I hope this letter helps in that matter.

Sincerely,

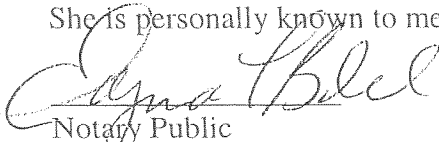


Laurie Campos
Owner

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 15 day of June, 2005, by Laurie Campos, as owner of Parcel I.d 05-21-32-5CD-0000-008A.

She is personally known to me or has produced a driver license as identification.

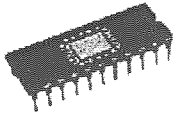


Notary Public
State of Florida



EUGENIA T. BALDWIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # DD386190
EXPIRES 3/9/2009
BONDED THRU 1-888-NOTARY1

09/16/2005 10:19:07 PM



Greg Holcomb/Seminole

09/13/2005 07:43 AM

To Kathy Fall/Seminole@Seminole

cc

bcc

Subject Tower Site at 2011 N. CR 426 Oviedo

I realized I had not responded as of yet on this. The application is thorough and provided plenty of information as to the necessity for coverage in the area. They are also making considerations for multiple co-locations on the site. There are no other feasible towers in the area for collocation to accomplish their objectives. No Telecommunication issues exist at this time.

Gregory A. Holcomb, CPM, RCDD
Information Technologies Manager
Department of Information Technologies
Seminole County Government
150 Bush Blvd, Suite 3-105
Sanford, FL 32773

Office 407-665-1005
Fax 407-665-1020
www.seminolecountyfl.gov

--****Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be withheld from disclosure if deemed confidential pursuant to State Law.****

**LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)**

PARENT TRACT

BEING PART OF LOT 8 AND ALL OF LOT 10 OF FLORIDA GROVES COMPANY'S 1ST ADDITION TO BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, SOUTH RIGHT OF WAY OF STATE ROAD NO. 426, RUN THENCE SOUTH 484.34 FEET TO THE NORTHERLY RIGHT OF WAY OF ARTESIA AVE., THENCE WEST WITH SAID NORTHERLY RIGHT OF WAY OF ROAD 211 FEET, THENCE NORTH 379 FEET OF THE SOUTHERLY RIGHT OF WAY OF STATE ROAD NO. 426, THENCE WITH SAID ROAD RIGHT OF WAY 235.10 FEET TO THE POINT OF BEGINNING (ALL BEING PART OF SAID LOT 8).

ALSO

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, RUN THENCE NORTH WITH THE EAST RIGHT OF WAY OF WICHITA STREET 635.5 FEET TO THE SOUTHERLY RIGHT OF WAY OF ARTESIA AVE., THENCE EAST WITH THE SOUTH RIGHT OF WAY OF ARTESIA AVE. 377.15 FEET, THENCE SOUTH 325.0 FEET, THENCE WEST 210 FEET, THENCE SOUTH 310 FEET, THENCE WEST 167.18 FEET TO THE POINT OF BEGINNING (BEING PART OF LOT 10).

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, RUN THENCE WEST 420.97 FEET, THENCE NORTH 310 FEET, THENCE EAST 210 FEET, THENCE NORTH 325 FEET TO THE SOUTHERLY RIGHT OF WAY OF ARTESIA AVE., THENCE WITH SOUTHERLY RIGHT OF WAY OF SAID AVENUE EAST 211 FEET, THENCE SOUTH 635.5 FEET TO THE POINT OF BEGINNING (BEING THE OTHER PART OF LOT 10).

**LEGAL DESCRIPTIONS
(AS PREPARED BY SURVEYOR)**

TBCOM PROPERTIES, LLC.

INGRESS / EGRESS AND UTILITY EASEMENT

TB-145 HIGHWAY 426

A PORTION OF LOT 8, FLORIDA GROVES COMPANY'S 1ST ADDITION TO BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 64°45'35" WEST, ALONG THE NORTH LINE OF SAID LOT 8 AND THE SOUTHERLY RIGHT OF WAY LINE OF NORTH COUNTY ROAD No. 426, A DISTANCE OF 11.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID LINE, SOUTH 00°35'38" WEST, A DISTANCE OF 374.34 FEET; THENCE NORTH 89°24'22" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 364.66 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF NORTH COUNTY ROAD No. 426 AND THE NORTH LINE OF SAID LOT 8; THENCE NORTH 64°45'35" EAST, ALONG SAID LINE, A DISTANCE OF 22.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1696 ACRES OR 7390 SQUARE FEET, MORE OR LESS.

TBCOM PROPERTIES, LLC.

LEASE PARCEL

TB-145 HIGHWAY 426

A PORTION OF LOT 8, FLORIDA GROVES COMPANY'S 1ST ADDITION TO BLACK HAMMOCK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 74, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 64°45'35" WEST, ALONG THE NORTH LINE OF SAID LOT 8 AND THE SOUTHERLY RIGHT OF WAY LINE OF NORTH COUNTY ROAD No. 426, A DISTANCE OF 11.11 FEET; THENCE DEPARTING SAID LINE, SOUTH 00°35'38" WEST, A DISTANCE OF 374.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°35'38" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89°24'22" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00°35'38" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 89°24'22" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1291 ACRES OR 5625 SQUARE FEET, MORE OR LESS.



Foresite Group, Inc.
231 N. Kentucky Ave.
Suite 2
Lakeland, FL 33801

o 1 863.603.4044
f 1 863.603.4645

www.foresitegroupinc.com

TBCOM PROPERTIES, LLC PROPOSED MONOPOLE HIGHWAY 426 OVIDO, FL



AERIAL MAP SHOWING LOCATION OF PHOTO SIMULATIONS

Existing

Proposed Tower

Proposed

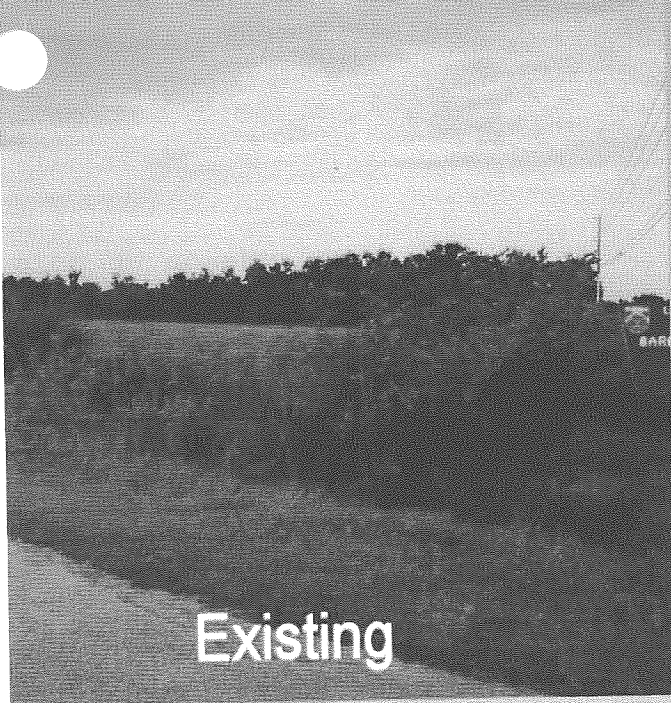
View from West
at VanArsdale

Existing

PROPOSED TOWER

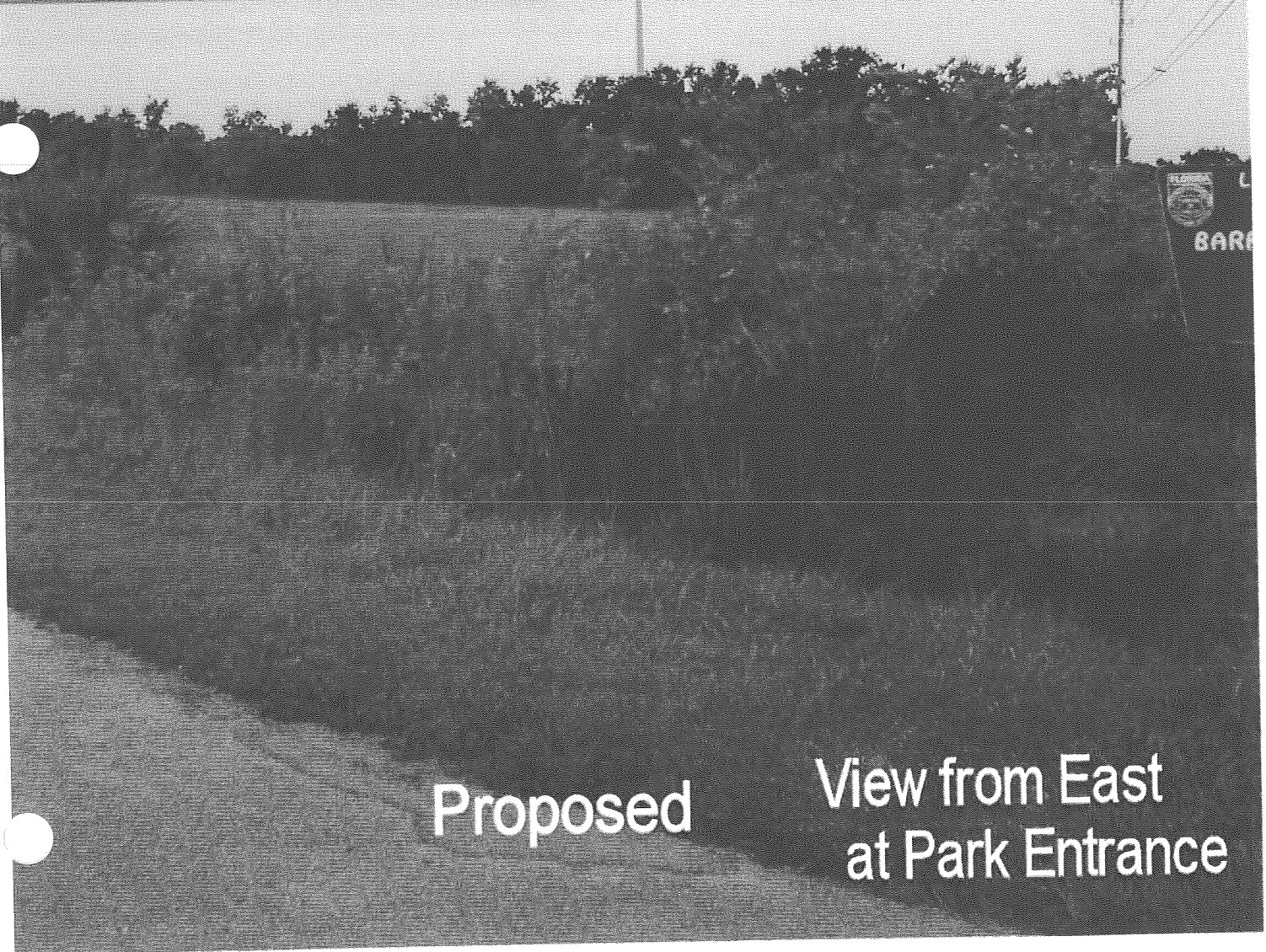
Proposed

View from West
at Lockwood
and SR 426



Existing

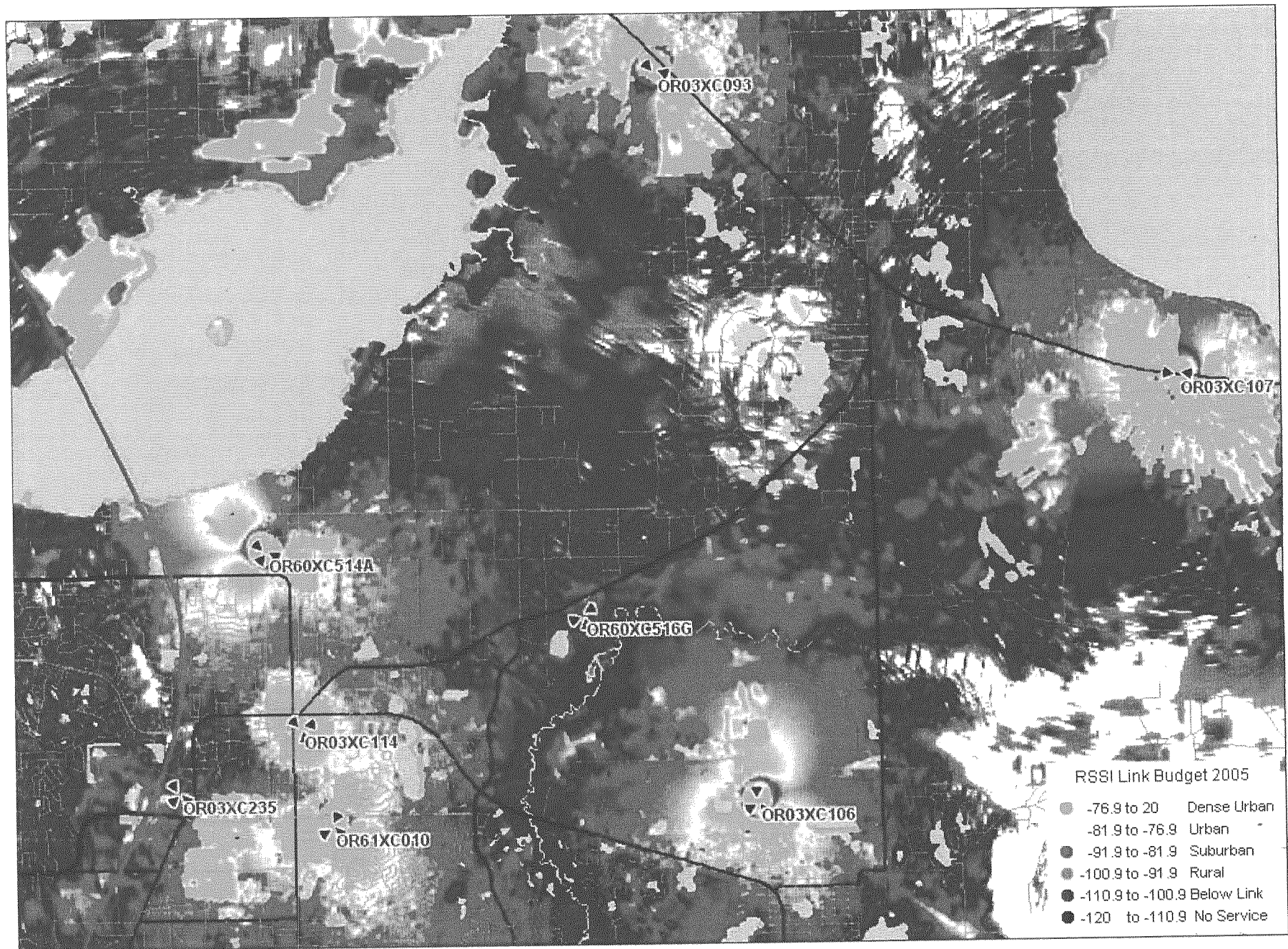
PROPOSED TOWER



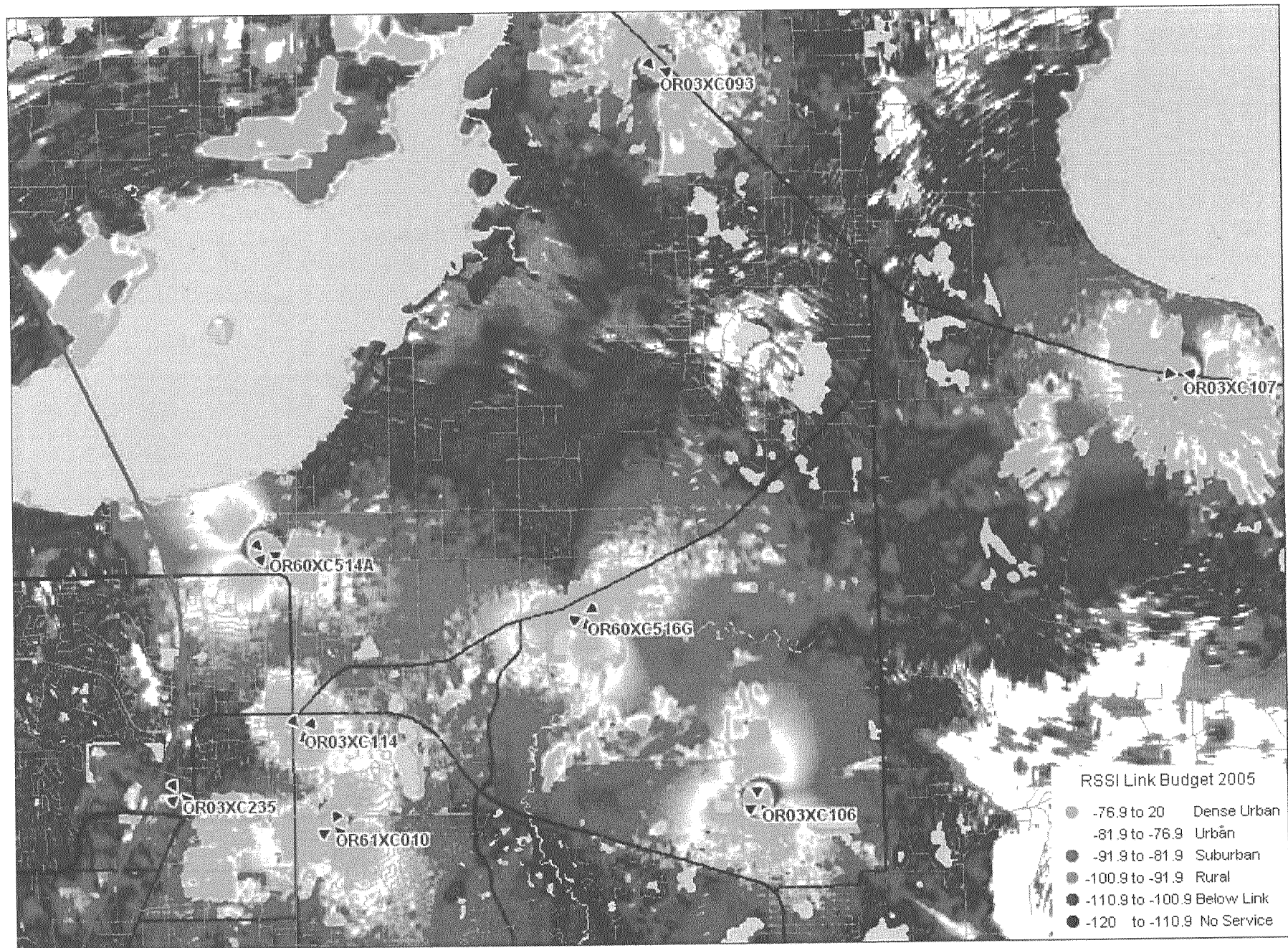
Proposed

View from East
at Park Entrance

With OUT TOWER



- With TOWER

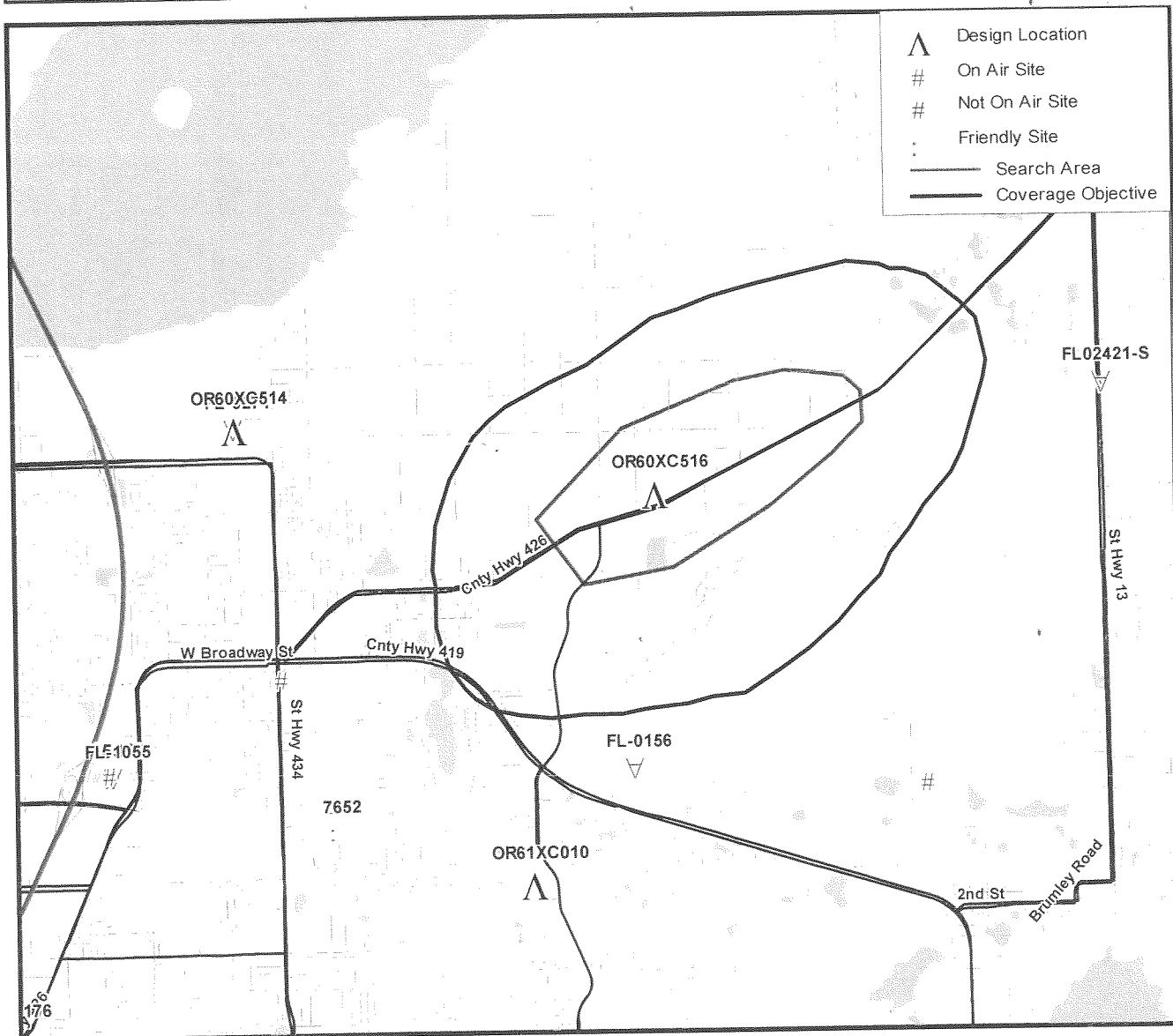


Sprint PCS

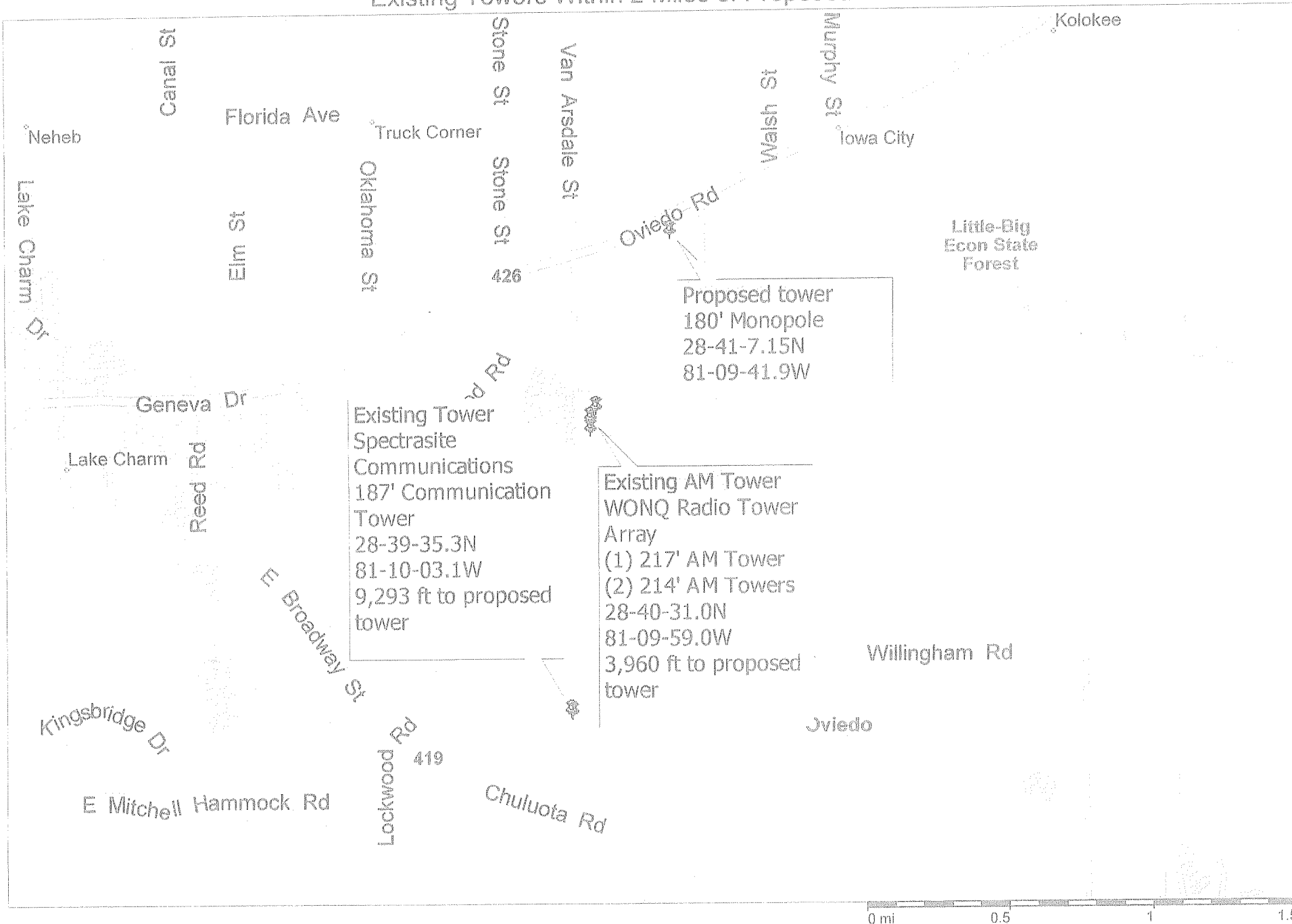
Site Acquisition Request Form

Market and Source Data	
Client:	Sprint PCS
Market:	Orlando
Phase:	5
Date:	May 15, 2003
RF Engineer:	David Coniglio
Telephone:	407-475-2022
Mobile:	407-230-9743
Additional Contact:	Scott McElligott

Search Ring Information	
	Market Final Rank 56
Site Number:	OR60XC516
Site Name:	Solution 98 Big Econ
City/Town Name:	Orlando
ZipCode:	32765
Center of Search Latitude:	28.687
Center of Search Longitude:	-81.1646
Ground Elevation AMSL (ft):	23
Centerline AGL (ft):	Min: 170; Max: 190; Preferred 190
Morphology:	Suburban

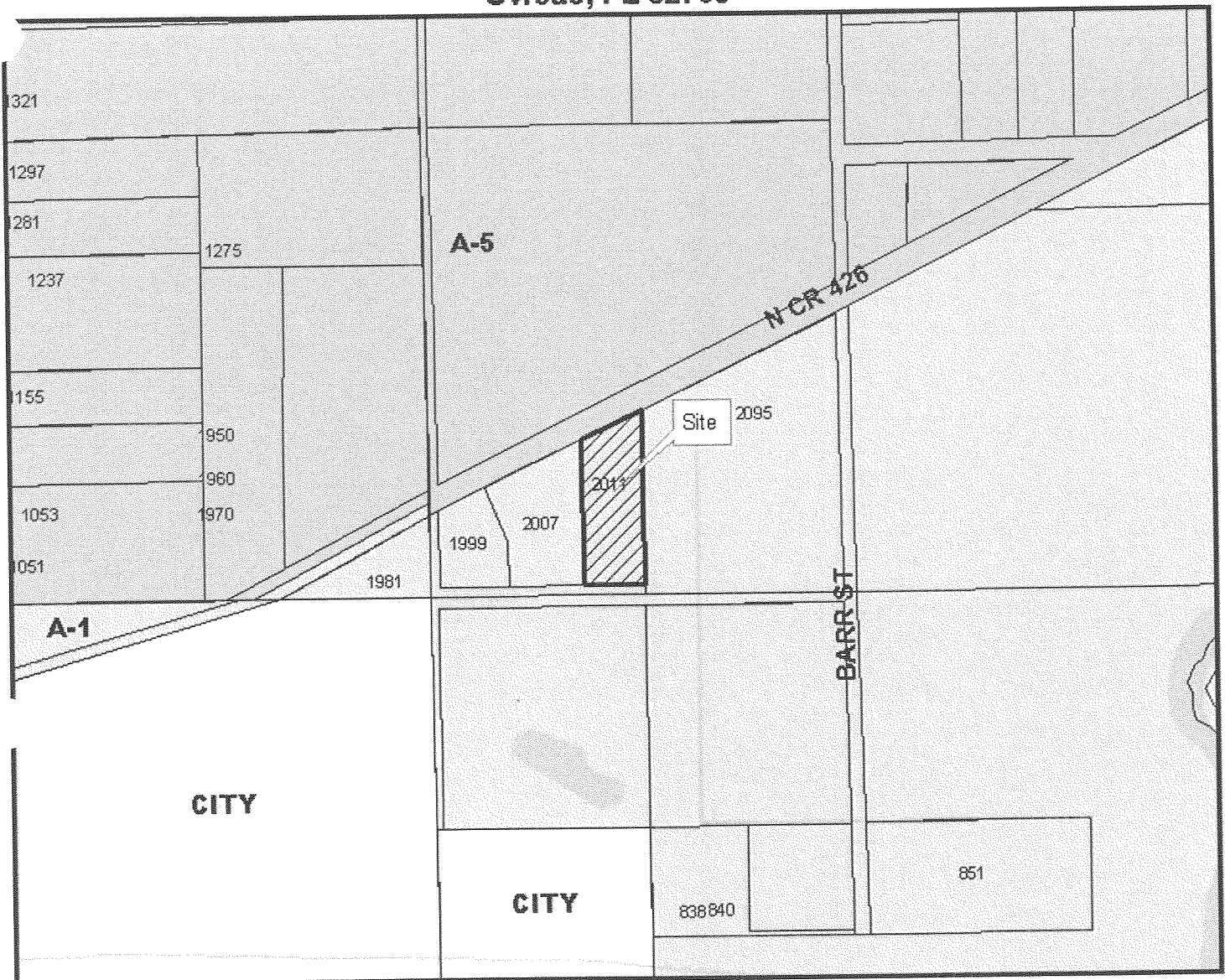


Existing Towers Within 2 Miles of Proposed Tower










0 mi 0.5 1 1.5

Tim O' Shavghnessy
2011 N. County Road 426
Oviedo, FL 32765

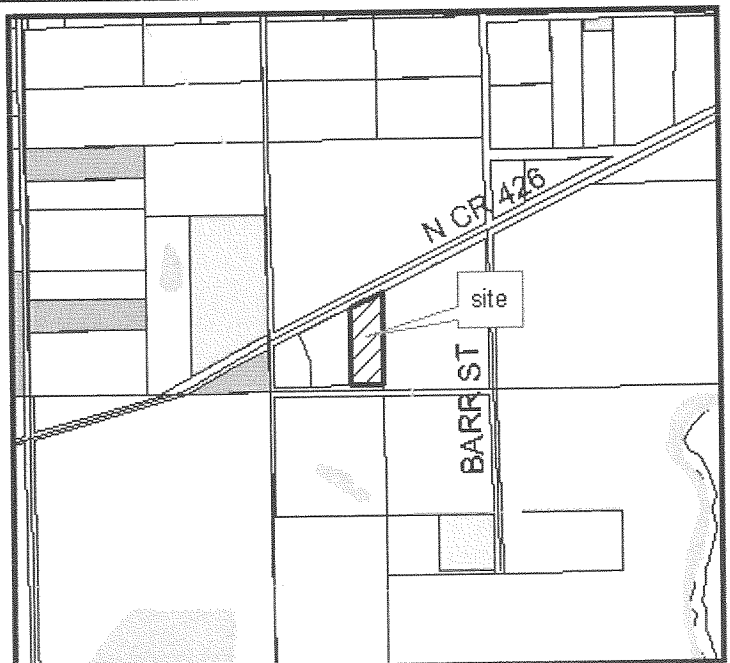


Seminole County Board of Adjustment
August 22, 2005
Case: BS2005-014
Parcel No: 05-21-32-5CD-0000-0080

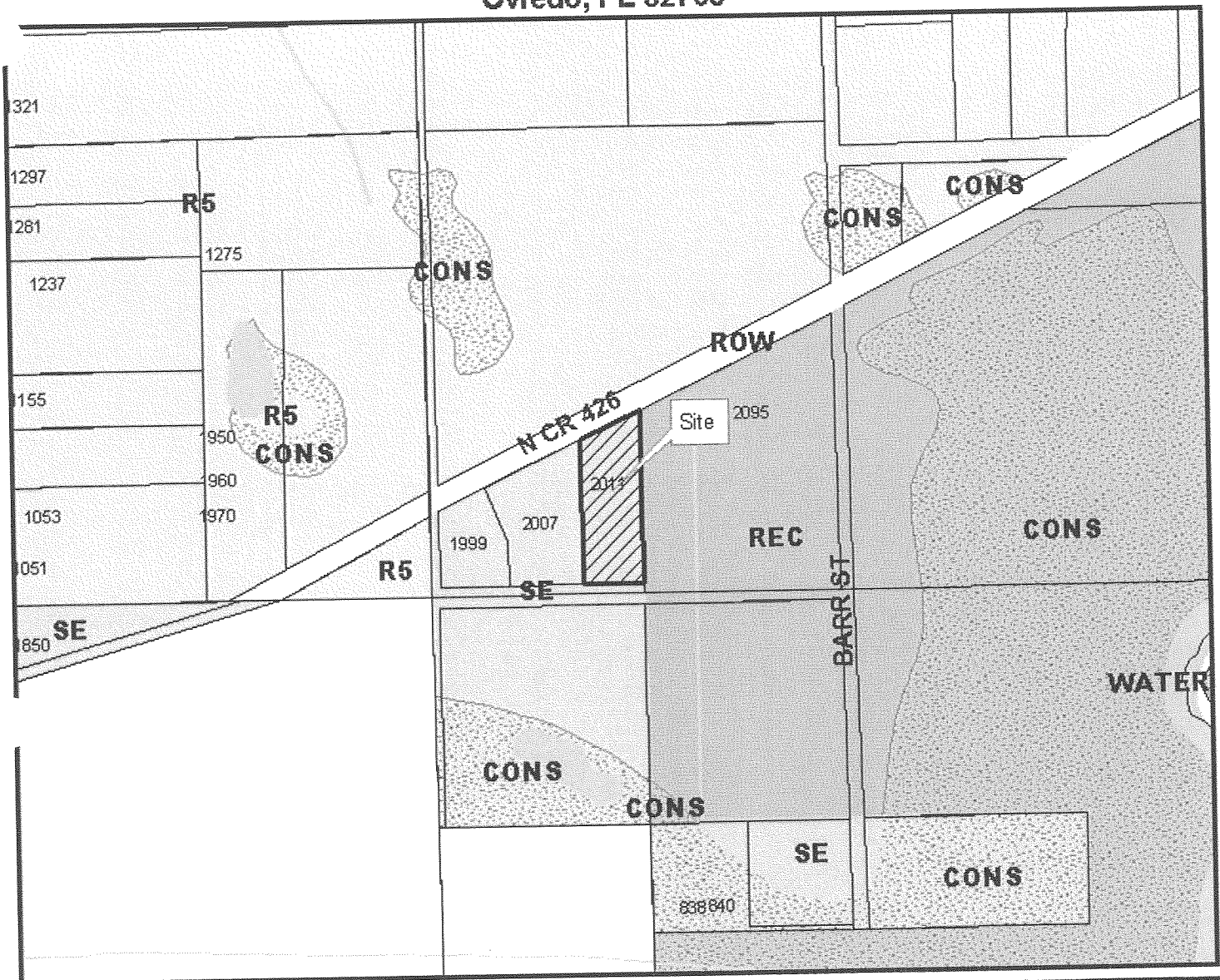
Zoning

-  A-1 Agricultural-1Ac
-  A-5 Rural-5Ac
-  All Other Values
-  Vacant Residential
-  Single Family Residential
-  Mobile Home
-  BS2005-014

0 100 200 400 600 800 Feet



Tim O' Shavghnessy
 2011 N. County Road 426
 Oviedo, FL 32765

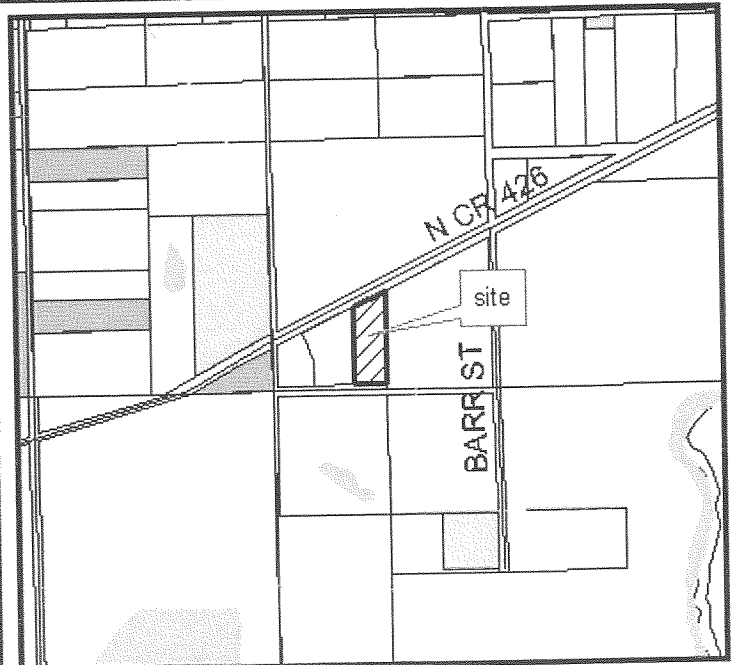


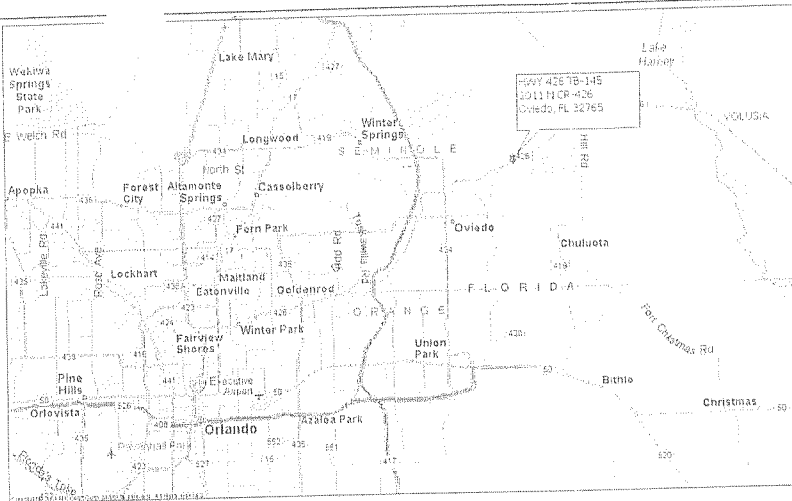
Seminole County Board of Adjustment
 August 22, 2005
 Case: BS2005-014
 Parcel No: 05-21-32-5CD-0000-0080

Future Land Use

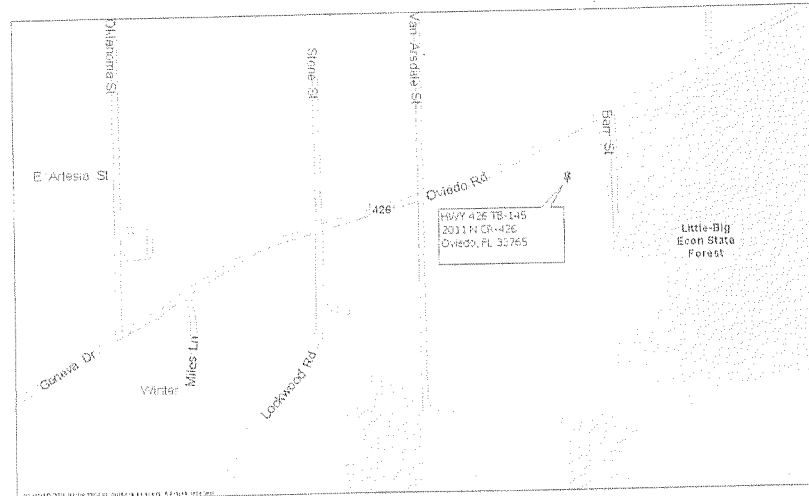
	CONS, REC		All Other Values
	CONS, R5		Vacant Residential
	CONS, SE		Single Family Residential
	REC, NONE		Mobile Home
	R5, NONE		BS2005-014
	SE, NONE		

0 100 200 400 600 800 Feet





MAP



VICINITY MAP

TBCOM IS PROPOSING TO CONSTRUCT A NEW TOWER SITE ON A RAWLAND PARCEL, CONSISTING OF A 180' MONOPOLE AND FUTURE CARRIER AREAS.

PROJECT SUMMARY

*** CAUTION ***

THE CLIENTS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE TOWER. THE CLIENTS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE TOWER. THE CLIENTS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE TOWER.



FOR EMERGENCIES CALL: 911

DRIVING DIRECTIONS

- ~TAKE HWY 417 NORTH TO OVIEDO MARKETPLACE BLVD (EXIT 41)
- ~GO EAST ON OVIEDO MARKETPLACE BLVD TO HWY 426 (NORTH)
- ~HWY 426 (NORTH) JUST PAST VAN ARSDALE ST
- ~SITE IS ON THE RIGHT

TBCOM PROPERTIES, LLC

TBCOM SITE NAME / NUMBER HWY426, # TB-145

DEVELOPER
TBCOM PROPERTIES, LLC
WINTER PARK, FL 32789
TEL: (407) 622-1017
CONTACT: TIM O'SHAUGHNESSY

PROPERTY ADDRESS
2011 N COUNTY RD 426
OVIEDO, FLORIDA 32765
SEMINOLE COUNTY

PROPERTY OWNER (PARENT PARCEL)
MERLE J AND PHYLLIS L HODGKINS
PARCEL NO.: 03-21-32-500-0000-0000
ZONED: A-1

TOWER OWNER
TBCOM PROPERTIES, LLC
WINTER PARK, FL 32789
TEL: (407) 622-1017
CONTACT: TIM O'SHAUGHNESSY

CONSULTANT
FORESITE GROUP, INC.
231 N. KENTUCKY AVE., SUITE 2
LAKELAND, FL 33801
TEL: (863) 603-4044
FAX: (863) 603-4645
CONTACT: ADRIAN ROZEN

MUNICIPALITY
SEMINOLE COUNTY

CONTACTS

SHEET	DESCRIPTION	REV
T-1	COVER SHEET	0
	SURVEY (BY ADVANCED)	0
Z-1	OVERALL SITE PLAN/AERIAL	0
Z-2	ENLARGED SITE PLAN & TOWER ELEVATION	0
L-1	LANDSCAPING DETAILS	0
SHEET INDEX		

SITE DATA

PROPOSED TOWER = 165' MONOPOLE

DESIGN DATA:
DESIGN CODE: FLORIDA BLDG. CODE-2001 & TIA/EIA 222-F
BASIC WIND SPEED: 110 MPH (3 SECOND GUST) (FBC)
WIND IMPORTANCE FACTOR: 90 MPH (FASTEST MILE) (TIA/EIA 222-F)
EXPOSURE CATEGORY: II
INTERNAL PRESSURE COEF: N/A
COMPONENT & CLADDING: N/A
WIND PRESSURES: N/A

PROJECT DATA



Foresite Group, Inc.
231 N. Kentucky Ave.
Suite 2
Lakeland, FL 33801

o 863.603.4044
f 863.603.4645

www.foresitegroupinc.com

Adrian D. Rozen
08-05-09

ADRIAN D. ROZEN

FLORIDA LICENSED PROFESSIONAL ENGINEER
No. 57505

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED UNDER MY SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY DESIGN OR ENGINEERING SERVICES TO ANY OTHER PARTY. I AM NOT PROVIDING ANY DESIGN OR ENGINEERING SERVICES TO ANY OTHER PARTY.

NO	DATE	DESCRIPTION

PREPARED FOR:
TBCOM Properties, LLC

FORESITE JOB NUMBER
067.002

ISSUED FOR: ZONING
DESIGNED BY: ADR
DRAWN BY: HMR
APPROVED BY: ADR
DATE: JUNE 2008

PROJECT NAME

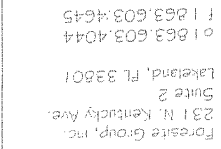
TB-145
HWY 426

SHEET TITLE

COVER SHEET

DRAWING NUMBER

T-1



ADRIAN D. ROZEN

[illegible][illegible][illegible]

PREPARED FOR:
TBCOM Properties, LLC

067.002
FOREST JO. NUMBER

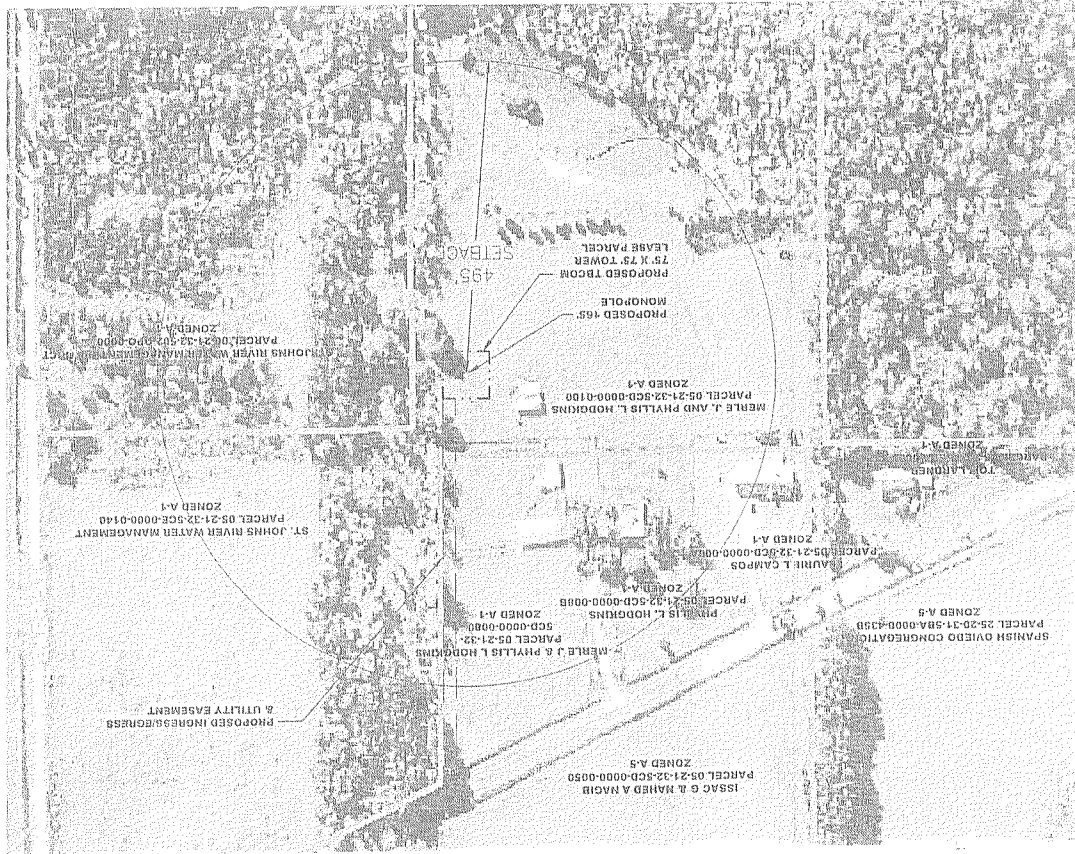
ISSUED FOR: ZIMMING
DESIGNED BY: ADR
DRAWN BY: HARE
APPROVED BY: ADR
DATE: JUNE 2008

PERFECT NAME
TB-145
HWY 426

SECRET
 14-00000

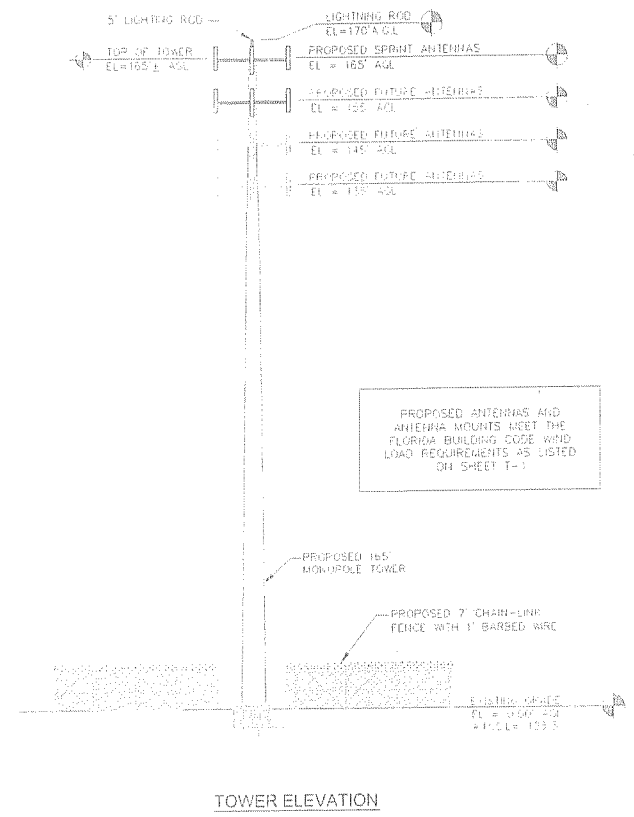
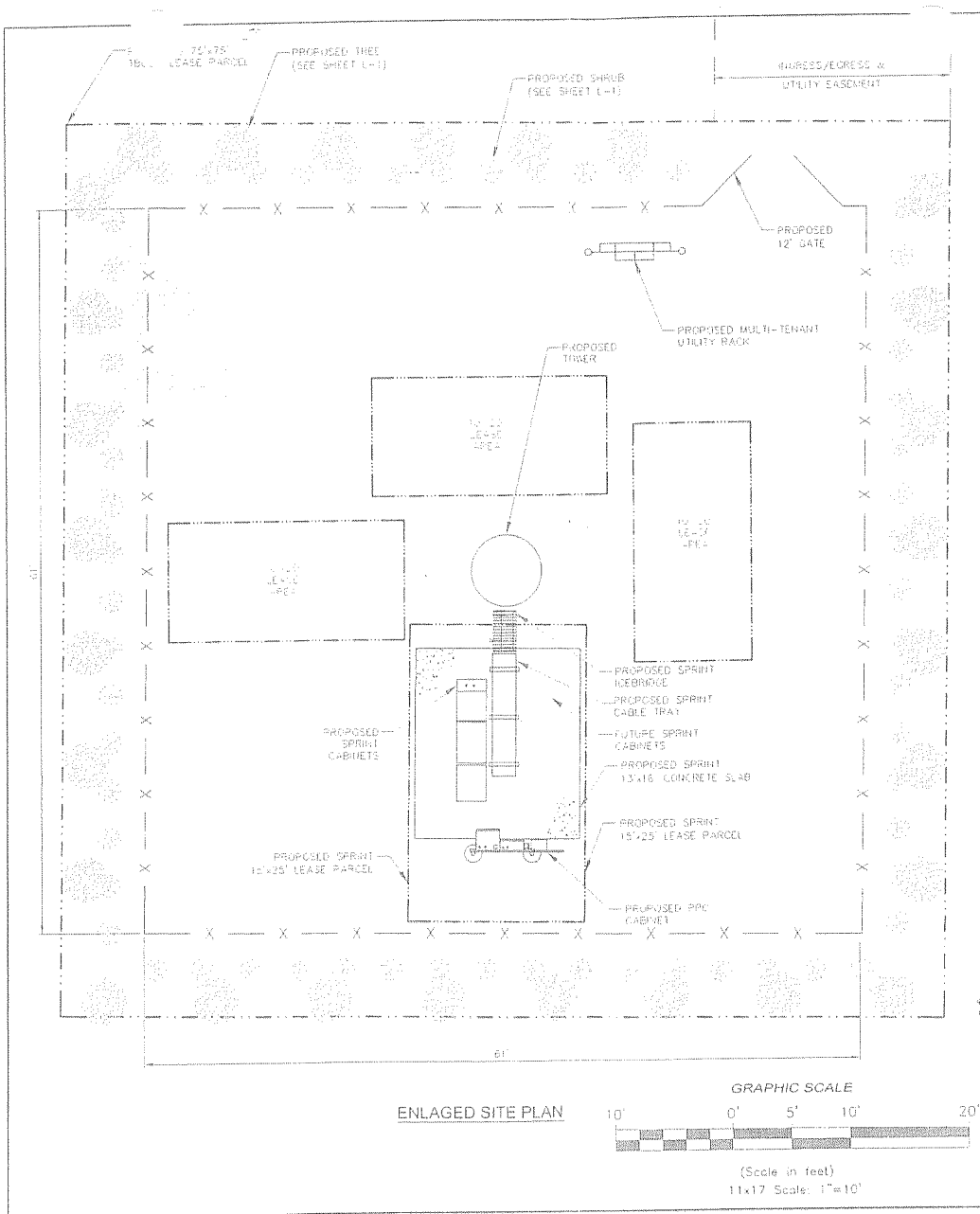
OVERALL SITE PLAN/AERIAL


전통문화재단 (財) 2014년 12월 31일 현재



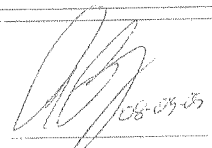
(Scale in feet)
11x17 Scale: 1"=200'
24x36 Scale: 1"=100'







Foresite Group, Inc.
 231 N. Kentucky Ave.
 Suite 2
 Lakeland, FL 33801
 ☎ 863.603.4044
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ADRIAN D. ROZEN
 FLORIDA LICENSED PROFESSIONAL ENGINEER
 No. 57403

I HEREBY CERTIFY THAT THE DRAWING WAS PREPARED UNDER MY SUPERVISION AND THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS TRUE AND CORRECT TO ACCEPTED ENGINEERING PRACTICES IN THE STATE OF FLORIDA PURSUANT TO SECTION 471, FLORIDA STATUTES IN ADDITION TO THE BEST OF THIS ENGINEER'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES.

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED FOR:
TBCOM Properties, LLC

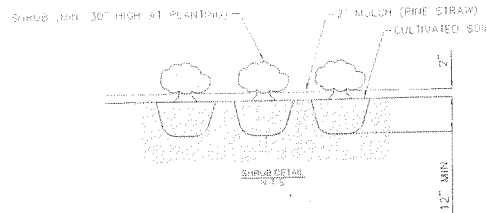
FORESITE JOB NUMBER
067.002

ISSUED FOR:	ZONING
DESIGNED BY:	ADR
DRAWN BY:	HMR
APPROVED BY:	ADR
DATE:	JUNE 2005

PROJECT NAME
TB-145
HWY 426

SHEET TITLE
ENLARGED SITE PLAN
AND TOWER
ELEVATION

DRAWING NUMBER
2
Rev 2



LANDSCAPE NOTES

1. ALL TREES AND SHRUBS TO BE XERISCAPE SPECIES INDICATED ON PLANS. LANDSCAPING INTENDED TO SURVIVE ON NORMAL RAINFALL.

2. CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL REPLANT ANY DEAD OR DISCOLORED TREES/SHRUBS WITHIN THE WARRANTY PERIOD.

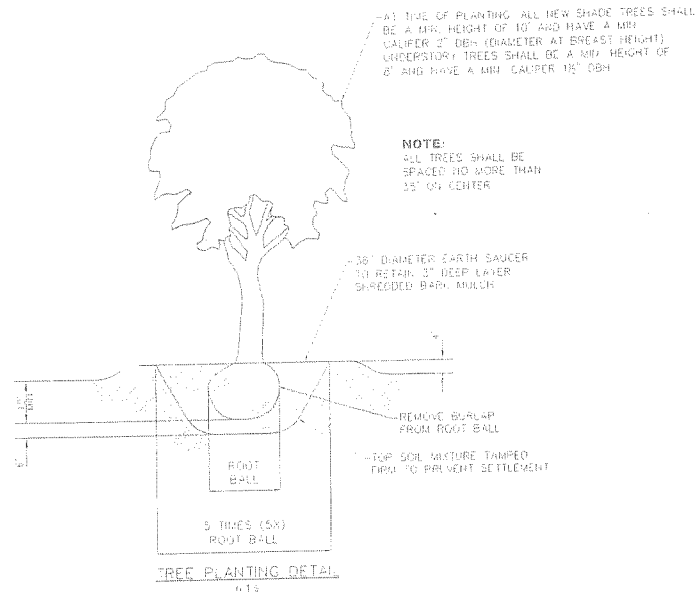
IRRIGATION NOTES

THE LANDSCAPE CONTRACTOR IS EXPECTED TO MAINTAIN ALL LANDSCAPE MATERIAL FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF INSTALLATION. WATERING PROGRAM SHALL ADJUST ACCORDINGLY BASED ON RAIN DAYS PROVIDING SUFFICIENT WATERING.

RECONFIGURE EXISTING IRRIGATION AS REQUIRED TO MAINTAIN PROPER WATERING OF EXISTING AND PROPOSED LANDSCAPING.

PLANTING PROCEDURES

1. LAY OUT BED
2. ROTOTILL BED TO 12" DEPTH
3. INSTALL PLANTS AND MULCH
4. WATER THOROUGHLY
5. IF UNABLE TO ROTOTILL DUE TO TREE ROOTS, HAND DIG HOLE FOR EACH PLANT 12" WIDE AND 6" DEEPER THAN CONTAINER



NOTE:

ALL TREES SHALL BE SPACED NO MORE THAN 35' ON CENTER

AT TIME OF PLANTING, ALL NEW SHADE TREES SHALL BE A MIN. HEIGHT OF 10' AND HAVE A MIN. CALIPER 2" DBH (DIAMETER AT BREAST HEIGHT). UNDERSTORY TREES SHALL BE A MIN. HEIGHT OF 6' AND HAVE A MIN. CALIPER 1 1/2" DBH.

LANDSCAPE SCHEDULE						
	SPECIES	HEIGHT (MIN.)	QUANTITY	SIZE	SPACING (MAX.)	COMMENTS
TREES	LIVE OAK	8	38	2 1/2" DBH	10'	XERISCAPE TOLERANT
SHRUBS	WAX MYRTLE	24" TALL (MIN.) AT PLANTING	92	-	4'	XERISCAPE TOLERANT, CAPABLE OF REACHING 36" WITHIN 12 MONTHS



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Adrian D. Rozen

ADRIAN D. ROZEN

FLORIDA LICENSED PROFESSIONAL ENGINEER
No. 17065

I HEREBY CERTIFY THAT THE DRAWING WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT COMES INTO BEING IN ACCORDANCE WITH THE ENGINEERING STANDARDS AND PRACTICES OF THE STATE OF FLORIDA PURSUANT TO SECTION 471, FLECA 471.05(1)(a). IN ADDITION, TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED FOR:
TBCOM Properties, LLC

FORESITE JOB NUMBER

067.002

ISSUED FOR: ZONING
DESIGNED BY: ADR
DRAWN BY: HMR
APPROVED BY: ADR
DATE: JUNE 2005

PROJECT NAME

TB-145

HWY 426

SHEET TITLE

LANDSCAPING DETAILS

DRAWING NUMBER

100

August 24, 2005

Seminole County Planning & Growth Management
Kathy Fall
1101 East First Street
Sanford, Florida 32771-1468

Re: Letter of no objection

Kathy,

I'm the representative ESTES/LOCKWOOD ROAD PARTNERS, LLP who is the developer of property located at the corner of Lockwood and Geneva Rd.

We have no objection to the proposed communication tower located on Phyllis Hodgkins property.

Sincerely,



Mary Demetree